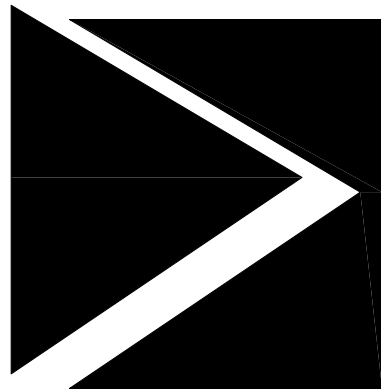


HELEN WOODWARD ANIMAL CENTER

MAJOR USE PERMIT SUBMITTAL No.5 02-01-08



TUCKER
SADLER

225 BROADWAY SUITE 1700
SAN DIEGO, CALIFORNIA 92101
619.236.1662 FAX 619.236.9267

Helen Woodward Animal Center

6461 El Apajo Road
Rancho Santa Fe, CA 92067

DEVELOPMENT SUMMARY

The project consists of the phased demolition, reconstruction, and renovation of the existing 120,710 square foot Helen Woodward Animal Center ("HWAC" or "the Center"), on its current Rancho Santa Fe site. The site is approximately 11.9 acres, and the phased rebuilding of the Center anticipates approximately 87,339 square feet of new building space, referred to as Building I, Building III, and the Therapeutic Riding Structure, and approximately 41,013 square feet of renovated space referred to as Building II. In addition, approximately 4,098 square feet of new horse stalls will be located adjacent to Building II and approximately 9,218 square feet of new horse stalls will be located adjacent to the Therapeutic Riding Arena. A variety of exterior site amenities are planned including horse grazing pastures, lunging pen, walking path, corrals, children's activity fields with pre-fabricated shade structure, animal play & exercise fields, mechanical and equipment storage yard, and waste storage. The design has changed from a Campus style plan in our original submittal, consisting of eight separate conditioned structures, to a more compact plan consisting of three conditioned structures, referred to as Building I, Building II, and Building III.

PROJECT DATA

PROJECT NAME:
HELEN WOODWARD ANIMAL CENTER

PROJECT LOCATION:
6461 EL APAJO ROAD
RANCHO SANTA FE, CALIFORNIA 92067

SEISMIC ZONE:
4

FAR:
NONE

LEGAL DESCRIPTION:
LOTS 1 AND 11, BLOCK 0 OF SANTA FE VALLEY LANDS, UNIT NO. 1 ACCORDING TO MAP THEREOF NO. 1924, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, JUNE 23, 1928, TOGETHER WITH THAT PORTION AS VACATED BY RESOLUTION RECORDED OCTOBER 17, 1984, AS FILE NO. 383131, OFFICIAL RECORDS.

ASSESSORS PARCEL NO.:
269-080-05
269-080-06
269-080-09

NOTE: THE 40 FT WIDE STRIP OF LAND, REFERRED TO AS THE "PANHANDLE" PIECE OF PROPERTY, AT THE SOUTHWEST CORNER OF THE SITE, IS CURRENTLY USED BY HORIZON CHRISTIAN FELLOWSHIP UNDER LICENSE AGREEMENT GRANTED BY HELEN WOODWARD ANIMAL CENTER. THE LICENSE AGREEMENT IS A PUBLICLY FILED DOCUMENT, DOCK: 2009-0695303, AND WAS RECORDED AT THE SAN DIEGO COUNTY RECORDERS OFFICE ON DECEMBER 20, 2000.

PARKING COUNT

EXISTING PARKING:
144 SPACES

PROPOSED PARKING:
TOTAL: 256 SPACES, INCLUDING:
3 HORSE TRAILER SPACES
7 ADA SPACES (ONE OF WHICH IS VAN ACCESSIBLE)
30 BICYCLE PARKING SPACES (NOT INCLUDED IN THE 256 SPACES)
8 MOTORCYCLE SPACES (NOT INCLUDED IN THE 256 SPACES)

HISTORIC: ☐ YES ☒ NO U.R.M.: ☐ YES ☒ NO

BUILDING CODE DATA

OCCUPANCY CLASSIFICATION:
B, E, A-2

CONSTRUCTION CLASSIFICATION:
TYPE V-N, SPRINKLERED

NUMBER OF STORIES:
1 STORY

BUILDING HEIGHT:
30' AT HIGHEST POINT

SPRINKLED: ☒ YES ☐ NO

GOVERNING CODES:
ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2001 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 1997 UBC
2001 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2000 UMC
2001 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2000 UPC
2001 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 1999 NEC
1997 UNIFORM FIRE CODE
1980 AMERICANS WITH DISABILITIES ACT
CALIFORNIA CODE OF REGULATIONS, CGR TITLE 24

FLOOR AREA TABULATION

Structure	Number of Floors	Square Footage Breakdown	Total Square Footage	Associated Exterior Site Amenities	Comments
Building I	1	1 st Floor: 51,692	51,692	Fenced dog Exercise/Play Fields, Stock Ponds, Courtyard	Type V Building, Non-Flam, Fully Sprinkled, Class A Roof
Building II (Renovation)	2	1 st Floor: 36,082 2 nd Floor: 5,500	41,013	Grazing Pastures, Horse Walking Path, Children's Activity Field, Equine Service Tank, Covered Maintenance Work Area, Electric Cattle Parking, Covered Feed Storage, Waste Storage	Type V Building, Non-Flam, Fully Sprinkled, Class A Roof
Building II Horse Stalls	1	Equine Barn: 3,072 Isolation Stalls: 457	4,098		The Equine Stalls and Isolation Stalls are independent structures. The Isolation Stalls are situated to Building II.
Building III	1	20,223	20,223	Open Courtyard	Type V Building, Non-Flam, Fully Sprinkled, Class A Roof
Therapeutic Riding Structure	1	Arena Building: 12,970 Storage and Attendant Office: 2,504	15,424	Corral	Therapeutic Riding consists of conditioned, pressure treated hot 2x2x8 support post of conditioned and a viewing gallery within the Arena.
Therapeutic Riding Horse Stalls	1	9,218	9,218		Covered by pre-fabricated shade structure.
TOTAL	—	—	141,668	—	—

PROJECT DIRECTORY

OWNER:	HELEN WOODWARD ANIMAL CENTER 6461 EL APAJO RD RANCHO SANTA FE, CA 92067 (858) 756-4117 FAX (858) 756-1466 RITA TRUDERUNG, DIRECTOR OF OPERATIONS	SITE LIGHTING:	RANDALL LAMB 600 WEST BROADWAY, STE. 500 SAN DIEGO, CA. 92101-3311 (619)814-4000, FAX (619)814-4010 FRED BOWMAN
ARCHITECT:	TUCKER SADLER NOBLE CASTRO ARCHITECTS 225 BROADWAY STREET, STE 1700 SAN DIEGO, CALIFORNIA, 92101 (619) 236-1662, FAX (619) 236-9267 GARY THU, SENIOR ASSOCIATE	TRAFFIC CONSULTANT:	LINSCOTT LAW & GREENSPAN 4542 RUFFNER STREET, STE 100 SAN DIEGO, CALIFORNIA, 92111 (858) 300-8800, FAX (858) 300-8810 CHRIS MENDIARA
LANDSCAPE ARCHITECT:	PARTERRE 1221 HAYES AVE. SAN DIEGO, CA 92103 (619) 296-3713, FAX (619) 296-3702 LILLI O'CONNOR	ACOUSTICAL CONSULTANT:	WEILAND ASSOCIATES 2691 RICHER AVE., SUITE 107 IRVINE, CA 92606 (949) 474-1222, FAX (949) 474-9122 DAVID L. WEILAND, PRINCIPAL CONSULTANT
CIVIL ENGINEERING:	RBK CONSULTING 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1324 (858)-614-5000, FAX (858)-614-5001 KEVIN VOGELSANG	GEOTECHNICAL:	GEOTEK, INC. 1384 POINSETTIA AVE, STE A SAN DIEGO, CA 92081 (760) 599-0509, FAX (760) 533-4805 DAN BARNETT, PRINCIPAL

VICINITY MAP



APPROVED	DATE
-	-
-	-

ISSUED/ REVISIONS	DATE
- 2nd MUP SUBMITTAL	01.04.06
- 3rd MUP SUBMITTAL	06.22.06
- 4th MUP SUBMITTAL	08.06.07
5th MUP SUBMITTAL	02.01.08

ARCHITECT OF RECORD:

SHEET TITLE:

TITLE SHEET

PROJECT NUMBER: 20511	DRAWN BY: CO,SB
DATE: 02/01/08	CHECKED BY: GT
DRAWING NUMBER:	DRAWING NUMBER:
SHEET: T-1 OF: -	T-1

02.01.08